

Planning Commission Minutes
Regular Meeting – September 12th, 2013
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Roger Dougherty (Chairman), Mr. Tim Conway, Mr. Neill Cox, Mr. Jerry Ford,
Mr. Don Turner and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

Commissioner Antonides	Excused
Commissioner Conway	Aye
Commissioner Cox	Aye
Commissioner Dougherty	Aye
Commissioner Ford	Aye
Commissioner Mallinson	Excused
Commissioner Turner	Aye

4. Consideration of the Minutes, August 8, 2013. Mr. Dougherty asked if there were any corrections or additions to the minutes – none were presented: Motion Made, Seconded & Passed (MMSP) to accept the minutes as presented. (Mr. Ford, 2nd by Mr. Turner).
5. Consideration of the Agenda: Agenda was reviewed: Motion Made, Seconded & Passed (MMSP) to accept as presented. (Mr. Ford, 2nd by Mr. Cox).
6. New Business:

A. Mr. McDonald briefed the Planning Commission on the City’s Official Zoning Map process. The City is scheduled at Cass County Circuit Court on October 8th, 2013 to finalize annexation of properties along the E. 211th Street corridor. Mr. McDonald stated that once the Circuit Court renders a Declaratory Judgment in favor of the annexations, a Public Hearing before the Commission for all the Zoning Map Amendments will be scheduled.

B. Mr. McDonald briefed the Planning Commission on a tentative Public Hearing schedule for the changes necessary to Chapter 400, Zoning Regulations, to implement the Land-use Matrix the Commission has developed. Questions arose about holding a joint Workshop with the Board of Aldermen to review the Land-use Matrix prior to the Public Hearings. The Board is reluctant to schedule additional meetings, and did not do so even for the Annual Budget; hence we will proceed using our standard procedures and forward the Commission’s recommendation(s) to the Board for them to consider adopting at their regularly scheduled meetings. Another question was raised regarding the Commission attending a Board Meeting to help answer questions on the Land-use Matrix when it was presented, and if that would require a Public Notice; Mr. McDonald stated he would research the subject and report back in October.

7. Old Business:

The Planning Commission completed the review of “Permitted” and “Special” Uses within the City’s Zoning Districts identified in the Land Use Matrix. The Commission reviewed each page to identify Uses which were either redundant or not needed in Peculiar. The Commission combined Plumbing, Heating, Equipment Land Uses with similar “Air Conditioning/Plumbing/heating” uses, combined several “School” uses, Skating Rink (Ice & Roller) uses and Warehousing Uses. The Commission completed all 13 of 13 pages and finished by amending several Arts & Culture District uses recommended by their Board of Directors.

8. Commissioner's Comments: Mr. Dougherty asked that the definition of "Residential Treatment Facility" be determined for the next meeting, and mentioned that additional definitions may be necessary for the Chapter 400 revisions. No other Comments were presented.

9. Next Meeting Date: Scheduled for October 10th, 2013.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Ford motioned to adjourn, seconded by Commissioner Cox, MMSP; Meeting adjourned at 9:30 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.